

AD HOC COMMITTEE ON TENANT SECURITY
(AHCTS)

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*Starting below are reprints of the two letters constituting the most recent exchange of correspondence between management and AHCTS. As you will see from our letter of March 22, we asked that management either agree to adopt the AHCTS PLAN in full or negotiate with us for the purpose of resolving any points of difference. As you will see from management's letter of March 24 management has apparently decided, unfortunately, to do neither. As a consequence the publication of this BULLETIN still finds the tenants without any noticeable improvement in security and, more importantly, never having had a chance to negotiate in good faith with management.

*The activities of AHCTS to date have required a total expenditure of approximately \$100. To offset these expenditures AHCTS has raised approximately \$30 from the membership of the coordinating committee of AHCTS and approximately \$70 from the tenants who attended the mass meeting at McKinley School. While our treasury is now depleted, AHCTS obviously has need for monies to support its ongoing activities on your behalf. For example, each page of a BULLETIN costs \$6. More importantly, in view of the position taken by management in its letter of March 24, we feel compelled to seek the advice of an attorney with regard to the nature of the rights of the tenants and with regard to the availability of remedies to enforce those rights.

*The majority of the tenants pledged \$5 as an indication of their willingness to become contributing members of AHCTS. In order that AHCTS might carry on its activities we strongly urge any tenant who did pledge \$5 to make out a CHECK for that amount payable to "AHCTS". Please drop it off, or mail it to, the apartment of one of the following people:

Mr. Alan Hornstein, Apt 315, 381 Broad Street, Newark
Mr. Peter Quance, Apt 2012, 381 Broad Street, Newark
Mr. John Thomas, Apt 508, 25 Clifton Avenue, Newark

CORRESPONDENCE FROM AHCTS TO MANAGEMENT, MARCH 22, 1971

"Dear Mr. Desdunes:

As you are no doubt well aware, last week the Ad Hoc Committee on Tenant Security sent to all the tenants a BULLETIN containing excerpts of your letter of March 12th. In addition, that same BULLETIN also presented to the tenants the AHCTS proposals for improving tenant security, and sought the views of the tenants in a questionnaire. The respondents to the survey clearly stated their disapproval of your position outlined in your letter of March 12th, and at the same time overwhelmingly approved the AHCTS' PLAN for improving tenant security.

The tenants have authorized AHCTS to negotiate in their behalf with the management of the Colonades in seeking to reach some agreement for improving tenant security. In accordance with the responses to the questionnaire, the starting point for AHCTS in its negotiations with you is the so-called AHCTS PLAN (see enclosed). On behalf of the tenants, we expect to receive, within 48 hours of your receipt of this letter, an affirmative response to the AHCTS PLAN. If you find such an affirmative response impossible, we would of course be available Thursday and Friday, March 25th and 26th, to discuss any points of difference.

continued.....Free Public Library, Newark, N. J.

(continued....letter to management)

We would hope that any such points of difference could be resolved amiably through the process of orderly negotiation. Failing such a resolution by 5:00 P.M., March 26th, we will have no recourse but to pursue vigorously other remedies available to us."

Sincerely,
C.H. Gilliam, H.B. Templeton
Co-Chairmen, AHCTS

CORRESPONDENCE FROM MANAGEMENT TO AHCTS, MARCH 24, 1971

"Dear Mr. Gilliam and Mrs. Templeton:
I have received your letter of March 22nd. As you are aware, I personally cannot commit the Owners of Colonnade Park to any specific course of action; and, unfortunately, Mr. Stein will not be able to come to Newark this week.

I regret that the members of the committee apparently ignored our financial position which we spelled out to you in some detail. This Thursday, we are having our first meeting with the Building Service and Employees Union in which they will present their demands for a new contract. Under these circumstances, we cannot commit ourselves on a final personnel complement until we know exactly what we are talking about in dollars.

I do not believe that you and the other members of the committee wish to push your demands at any cost, since any cost involved will necessarily have to be passed on to tenants in the form of higher rentals. As Manager of the Colonnades, I would be remiss in my duty to the tenants if I spent money recklessly or at such a pace that would increase rents to an exorbitant degree. In effect, such action would force many of our residents to look elsewhere for shelter. This, in the long run, would not be to the advantage of the residents nor to the advantage of the Owners.

I understand and appreciate your desire for early action on the recommendations that you have presented. However, the steps which we have taken thus far, I believe, have greatly increased security in and around the buildings. Further steps should be planned carefully and cautiously and not taken under the pressures of deadlines and ultimatums.

I have referred your letter to the Owners."

Very truly yours,
Colonnade Park Realty Co.
James Desdunes, Manager